

October 20, 2015

Mr. Thomas Hovel  
Zoning Administrator/City Planner  
City of Fitchburg  
5520 Lacy Road  
Fitchburg, WI 53711

Re: Stoner Prairie CDP Amendment  
*MARS Project Number: 1666*

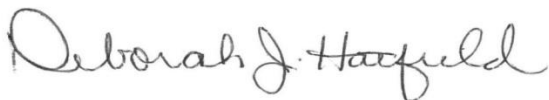
Dear Tom:

Enclosed are an application, check for the application fee and 10 copies for a Comprehensive Development Plan amendment for Stoner Prairie. The amendment is for a section of the eastern Dunn property. The initial CDP designated this section as 9 single family lots. The CDP amendment revised this area to Townhomes, similar to the area west of the proposed public street. The density for the CDP amendment (6.0 units/net acre) is consistent with the North Stoner Prairie Neighborhood plan, which specified 5-6 units per acre for the eastern Dunn parcel. The density (3.0 units/net acre) for the remaining single family lots on the O'Brien and eastern Dunn property is also consistent with the neighborhood plan. The CDP amendment will be provided to the neighborhood groups for distribution and for posting on their websites.

The applications are being submitted for the November 17, 2015 Plan Commission meeting. As the application states, the property owner is William Dunn and the contact person is Jim Spahr. A letter from William Dunn submitted with the initial CDP authorized Mr. Spahr to make submittals for this property. Please feel free to contact me with any questions or concerns regarding the submittal materials.

Sincerely,

Montgomery Associates: Resource Solutions, LLC



Deborah J. Hatfield, PE  
Project Engineer

Enclosures

Copy, w/enclosures: Jim Spahr



City of Fitchburg  
Planning/Zoning Department  
5520 Lacy Road  
Fitchburg, WI 53711  
(608-270-4200)

## LAND DIVISION APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby submits ten (10) copies of the attached maps, one (1) copy no larger than 11" x 17", and one (1) pdf document of the complete submittal (planning@fitchburgwi.gov) for approval under the rules and requirements of the Fitchburg Land Division Ordinance.

- 1. Type of Action Requested:**
- ☐ Certified Survey Map Approval
  - ☐ Preliminary Plat Approval
  - ☐ Final Plat Approval
  - ☐ Replat
  - ☒ Comprehensive Development Plan Approval

**2. Proposed Land Use** (Check all that Apply):

- ☐ Single Family Residential
- ☐ Two-Family Residential
- ☒ Multi-Family Residential
- ☐ Commercial/Industrial

**3. No. of Parcels Proposed:** 1

**4. No. Of Buildable Lots Proposed:** 0

**5. Zoning District:** PDD

**6. Current Owner of Property:** William Dunn

**Address:** 6055 Whalen Road, Verona, WI 53593

**Phone No:** \_\_\_\_\_

**7. Contact Person:** Lionshare Group, LLC - James Spahr

**Email:** ajspahr@charter.net

**Address:** 6880 CTH M, Verona, WI 53593

**Phone No:** (608) 235-6499

**8. Submission of legal description** in electronic format (MS Word or plain text) by email to: planning@fitchburgwi.gov

Pursuant to Section 24-2 (4) of the Fitchburg Land Division Ordinance, all Land Divisions shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

**Respectfully Submitted By:** \_\_\_\_\_

Owner's or Authorized Agent's Signature

Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

**For City Use Only:**      **Date Received:** \_\_\_\_\_

**Ordinance Section No.** \_\_\_\_\_ **Fee Paid:** \_\_\_\_\_

**Permit Request No.** \_\_\_\_\_

# Comprehensive Development Plan Stoner Prairie Neighborhood Amendment One Fitchburg, Wisconsin

Lionshare Group, LLC  
Fitchburg, WI  
October 20, 2015



**Montgomery Associates**  
*Resource Solutions, LLC • [ma-rs.org](http://ma-rs.org)*



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**Comprehensive Development Plan  
Amendment One  
Stoner Prairie Neighborhood**

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## Exhibits

Exhibit 1	Project Context
Exhibit 2	Project Plan
Exhibit 3	Land Use Plan
Exhibit 4	Zoning Plan



## Project Contacts

### Lionshare Group, LLC

James Spahr  
Lionshare Group, LLC.  
6880 CTH M  
Verona, WI 53593

608-235-6499  
ajspahr@charter.net

### Montgomery Associates: Resource Solutions (MARS)

Project Manager

Deb Hatfield  
Montgomery Associates, Resource Solutions, LLC  
119 South Main Street  
Cottage Grove, WI 53527

608-839-4422  
debbie@ma-rs.org



## 1 Introduction

The North Stoner Neighborhood Comprehensive Development Plan (CDP) was adopted by the City of Fitchburg August 25, 2015. The CDP established the framework for residential (single family and multi-family) and industrial-commercial development for the 95-acre project area located near the northeast and northwest quadrants of the Lacy Road/Seminole Highway intersection (Exhibit 1).

The CDP included a mix of single family and multi-family for the section of Dunn property east of Seminole Highway. Multi-family was shown for the area west of Street E while single-family was shown for the area east of Street E. This CDP Amendment proposes to change the single-family east of Street E to multi-family consistent with what was shown on the west side of Street E (Exhibit 2). Changes to the initial CDP are described in the following sections.

## 2 Proposed Development

### 2.1 Proposed Site Plan

The initial CDP proposed single-family for the O'Brien property and part of the eastern Dunn property with 146 lots on 68 acres with a net density of 3.0 DU/Ac. Townhomes were proposed for the remaining eastern Dunn property with 30 units on 5.0 acres with a net density of 6.0 DU/AC. The proposed densities are consistent with the North Stoner Prairie Neighborhood plan.

During the approval of the initial CDP, Fitchburg's planning department suggested that multi-family be considered for both sides of Street E within the eastern Dunn property because it is better planning to have land use changes occur at the rear of the lots instead of at streets. The initial CDP was not revised at that time but this amendment proposes to incorporate the land use change at the Dunn/O'Brien property line which accomplishes having the land use change at the rear of lots instead of at the street. In addition, initial input from the marketplace indicates the need for additional townhomes. Exhibit 2 shows the proposed site plan.

### 2.2 Proposed Housing Mix

The initial CDP proposed a mix of lot sizes and building types which are identified on Exhibit 2. The proposed amendment increases the size of TH-D and the number of Townhomes and decreases the SF-C lots. The revised number of lots and Townhomes are shown below. Note: The sizes for each designation are averages and may vary.



SF-C (36 lots) - 80' x 145' single family lots generally with utility and/or stormwater management easements.

TH-D (51 Townhomes) – 3 to 5 unit Townhome condo and/or rental buildings are proposed for part of the eastern Dunn property, adjacent to Seminole Highway.

## 2.3 Stormwater Management

The impervious surface ratio for the proposed amendment area increases from 35% associated with single-family residential to 65% associated with multi-family. The proposed stormwater management system described in the original CDP can accommodate the change.

## 2.4 Consistency with Adopted Plans

The proposed CDP amendment is consistent with the *North Stoner Prairie Neighborhood Plan* and the *City of Fitchburg Comprehensive Plan* which designates the eastern Dunn property as Medium Density Residential or Low Density Residential with 5-6 dwelling units per acre.

## 2.5 Proposed Land Use Data

A change in land use from Low Density Residential (LDR) to Medium Density Residential (MDR) is proposed for the amendment area. Exhibit 3 shows the proposed land uses.

### Total multi-family Site Acreage    Acres

#### TH-D    8.7 Ac

Town House Condominiums	8.5 Ac	51 units
Public Street R/W	0.2 AC	
Net Density	6.0 Du/Ac	
Gross Density	5.9 Du/Ac	

## 2.6 Proposed Zoning

The PDD zoning proposed for the original TH-D area will be expanded to include the additional TH-D area. Exhibit 4 shows the proposed final zoning for the Stoner Prairie Neighborhood. The zoning will be phased per the development schedule shown in the initial CDP which shows this area as part of Phase II.





### 3 Estimated Change in Assessed Value

Change in Development Type	Estimated Assessed Value
-9 SF Homes @ \$350,000 ("C" lots)	-\$3,150,000
+21 Townhomes @ \$180,000	\$3,780,000
Total Estimated Change in Assessed Value	<hr/> \$630,000

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## 4 References

1. *City of Fitchburg Comprehensive Plan*, Chapter Four: Land Use. adopted March 2009, rev. Dec 2013
2. *North Stoner Prairie Neighborhood Plan*. November 2013



## Exhibits

<b>Exhibit 1</b>	<b>Project Context</b>
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# EXTENSION OF SUB-ZERO CAMPUS

**PAYNE & DOLAN**

**TOTAL SITE AREA - 94.6**

AREA WEST OF SEMINOLE HIGHWAY - 21.7 AC  
UNIT TYPE

I-C (INDUSTRIAL COMMERCIAL AREA) 15.8 AC

TOTAL AREA EAST OF SEMINOLE HIGHWAY - 72.9

ROW TAKING - 0.3 AC

TOTAL AREA OF MULTIFAMILY RESIDENTIAL EAST OF SEMINOLE  
HIGHWAY - 8.5 AC


TH-D	(TOWNHOME CONDOMINIUMS)	51 UNITS
	TOTAL UNITS	51 UNITS
	DENSITY	6.0 DU/AC

TOTAL AREA OF THE SINGLE FAMILY RESIDENTIAL EAST OF SEMINOLE HIGHWAY - 45.4 AC

UNIT TYPE	COUNT
SF-A	85X160' 20 UNITS
SF-B	80X125' 78 UNITS
SF-C	80X145' 39 UNITS

TOTAL UNITS	137 UNITS
DENSITY	3.0 DU/AC

NOTE: LAYOUT OF INDIVIDUAL LOTS ARE PRELIMINARY.



### LEGEND (PROPOSED)

CDP AMENDMENT AREA  
PROPOSED PROPERTY BOUNDARY  
EASEMENT  
BUILDING SETBACK  
ROADWAY CENTER LINE  
RIGHT OF WAY LIMITS

LIONSHARE GROUP LLC  
WILLIAM RYAN HOMES


5396 KING JAMES WAY, SUITE 220  
MADISON, WI 53719

# STONER PRAIRIE - A WALK TO SCHOOL NEIGHBORHOOD

CITY OF FITCHBURG, DANE COUNTY, WI

Sheet Title:  
PROJECT PLAN & CONCEPTUAL LAYOUT

Revisions:		
No.	Date:	Description:
	08/05/15	City Comments
	10/20/15	CDP Amendment


Graphic Scale	
Wyser Number	14-0200

Set Type	PLANNING
Date Issued	07/21/2015

Sheet  
Number

# DIGESTS HOTLINE

**Toll Free (800) 242-8511**  
Hearing Impaired TDD (800) 542-2289  
**www.DiggersHotline.com**

## DEVORO DRIVE

CDP AMENDMENT AREA

**PAYNE & DOLAN**

**STONER PRAIRIE**  
**ELEMENTARY SCHOOL**

**SAVANNA OAKS**  
**MIDDLE SCHOOL**

# LACY ROAD





